

MANASOTA AND SANDPIPER KEY ADVISORY MINUTES

September 19, 2012

The meeting was called to order by Wayne Largent, Chairman. Present were Betty Sue Carroll, Wayne Largent, Tom Dignam, Jack Landis and BJ Galberaith. Andre Barber was absent and excused. Shaun Cullinan, Zoning Director and Buddy Braselton attended representing Charlotte Co. Members of the community also attended.

Minutes of 7-18-12 and 8-15-12 were approved with two minor corrections.

ARC

2045 North Beach Rd., Lock & Key, permit application to replace a cooler was reviewed.

Wanta Be Inn, (Weston's) permit application for windows, stairs and stucco was reviewed.

Business

Wayne asked the current status of the codes being finished. Shaun stated he is still planning on the codes being presented to the public in January or February 2013.

Wayne asked if the committee could receive an advance copy of the Manasota codes and Shaun said he would try.

The committee asked Shaun what were some of the existing ordinances he did not approve to be included in the new code. Shaun noted he disapproved of the setback requirement and including roof top pools as ten (10) foot of the height requirement. The committee asked his reasoning's and Shaun stated possible new residents felt the Manasota Key Ordinances were overly restrictive. Staff would prefer lots less than 75 foot wide to have a five (5) ft. side setback. The committee asked if applicants would then be allowed additional two foot reduction variance and Shawn replied everyone is entitled to apply for variances.

The committee asked if a zoning district is not covered by the Manasota Key code would an applicant be allowed to apply for a zoning change to a non covered zoning district. Shaun stated they would be able to apply for any zoning district in the Charlotte County code and would comply with the County requirements if Manasota Key Ordinance did not have special requirements.

The committee asked if the County was maintaining the Multi-family tourist zoning district. Shawn stated he would verify and report to Wayne. The committee asked if the Multi-family tourist zoning district was in the Comp. Plan and Shaun stated the Comprehensive Plan always controls.

The committee asked Buddy about any news on the old LaFave property on Sandpiper Key. Buddy stated they were still waiting on State and Federal agency's decisions as they had jurisdiction. The

committee asked about the Manasota Key "no fill ordinance" and how it would affect the property, Shaun stated County was interpreting the ordinance to meet minimum fill for drainage only.

The committee requested a copy of the final disagreements to the Manasota Ordinances.

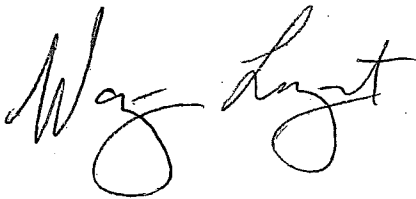
The meeting was adjourned at 10:48 am.

The next ARC meeting is Oct. 3 2012 (with applicants)

The next Advisory meeting is Oct. 17, 2012

Respectfully submitted,

BJ Galberaith

A handwritten signature in cursive script, appearing to read "W. J. Galberaith". The signature is written in dark ink and is positioned below the typed name.